Bill Garrett Davidson County
Batch# 132247 DEEDWARR
08/23/2018 11:11:21 AM 2 pgs
Fees: $13.00 Taxes: $843.97
20180823-0083632

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OFSHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14TH~~ 17th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9-16-18

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 16, 2018

Record and Return To:
Realty Title & Escrow Company, Inc.
6525 N. Quail Hollow Rd. #115
Memphis, TN 38120
P: (901) 260-4055
RT File No.: 18110534
TG No.: 7136859
Tribeca No.: 300652

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0669

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yamasa Co., LTD, a Japanese corporation	Owner	15009-0-B024.00
(NAME) P.O. Box 4090	(NAME)	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-ONE THOUSAND ONE HUNDRED AND NO/100 DOLLARS ($228,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
AUBREY L. PEARSON, JR. AND WIFE JACQUELINE R. PEARSON,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
YAMASA CO., LTD, A JAPANESE CORPORATION,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 24, on the Plan of the First Revision of Forest Pointe, Phase II, of record in Book 9700, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aubrey L. Pearson, Jr. and wife, Jacqueline R. Pearson by deed from Fox Ridge Homes, Inc., a/k/a NVR Fox Ridge, Inc. of record in Book 11265, Page 739, Register's Office for said County, dated December 21, 1998.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9889, Page 559, and amended in Book 10412, Page 567, Instrument No. 20160405-0032589, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 138, said Register's Office; (3) Right of Way Easement in Book 4607, Page 424, said Register's Office; (4) Easement to Colonial Pipeline Company in Book 3852, Page 679, said Register's Office; (5) Easement to Gulf Interstate Gas Company in Book 2244, Page 13, Book 3463, Page 126, Book 10360, Page 335, Book 10366, Page 392, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 609 Forest Pointe Place, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of August, 2018.

Aubrey L. Pearson, Jr.

Jacqueline R. Pearson

Jacqueline R. Pearson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey L. Pearson and Jacqueline R. Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.